

# \$394,900 - 127 Martin Crossing Court Ne, Calgary

MLS® #A2245687

**\$394,900**

3 Bedroom, 3.00 Bathroom, 1,289 sqft  
Residential on 0.05 Acres

Martindale, Calgary, Alberta

\*Brand New High Efficiency Furnace\* End Unit  
| Renovated Townhome | Gated Community  
with Private Entry & Park | Steps from  
Crossing Park CBE School | 1,289 SqFt |  
Quartz Countertops Throughout | Stainless  
Steel Appliances | Pantry | Open Floor Plan  
Kitchen & Dining | Expansive Living Room |  
Large Bay Windows | Ample Natural Light |  
Spacious Bedrooms | Basement Rec Room |  
Basement Laundry | Fully Fenced Backyard |  
Patio | TWO Assigned Parking Stalls.

Welcome home to your beautifully upgraded 2-storey end unit townhome boasting 1,289 SqFt. Pull into your private gated community and park in your two assigned parking stalls right outside your front door. Step onto the storybook front porch where you can enjoy your morning coffee or afternoon tea. The front door opens to a bright and welcoming foyer and living room. The living room has a bay window filling the space with warm natural light. The open floor plan kitchen and dining room make for a happy home. The kitchen is upgraded with brand new sparkling quartz countertops, new stainless steel appliances, and new cabinetry. The corner pantry is an added bonus for your dry goods storage. The door off the dining room leads to your backyard making a seamless transition for indoor/outdoor living in the warm summer months. The main level is complete with a 2pc powder room. Upstairs holds 3 bedrooms and 1.5 bathrooms. The primary bedroom is paired with an expansive bay window, extended



closet and private 2pc powder room. Bedrooms 2 & 3 upstairs are both a generous size. The 4pc bath upstairs is outfitted with a tub/shower combo and single vanity with a quartz countertop and great storage below. Downstairs, the basement has a rec room, currently used as a bedroom and a large utility/furnace room that holds your laundry. Outside is a great backyard with a stone patio and plenty of lawn space. Your gated community has a park and playground only accessible to the residents! The location here truly can't be beat; steps away from the CBE Crossing Park School, Martindale Cricket Grounds and the Martindale C-train Station. Hurry and book a showing at this incredible townhome today!

Built in 1994

### **Essential Information**

MLS® #	A2245687
Price	\$394,900
Bedrooms	3
Bathrooms	3.00
Full Baths	1
Half Baths	2
Square Footage	1,289
Acres	0.05
Year Built	1994
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	127 Martin Crossing Court Ne
Subdivision	Martindale
City	Calgary
County	Calgary

Province Alberta  
Postal Code T3J 3P3

### Amenities

Amenities Other, Playground  
Parking Spaces 2  
Parking Stall

### Interior

Interior Features Open Floorplan, Pantry, Quartz Counters, Storage  
Appliances Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings  
Heating Forced Air  
Cooling None  
Has Basement Yes  
Basement Finished, Full, Partially Finished

### Exterior

Exterior Features Lighting, Private Yard, Rain Gutters  
Lot Description Back Yard, Corner Lot, Private, Rectangular Lot, Street Lighting  
Roof Asphalt Shingle  
Construction Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed August 11th, 2025  
Days on Market 64  
Zoning M-CG d45

### Listing Details

Listing Office RE/MAX Crown

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